



**PETRAS  
PROPERTY**



## **38 Haslemere Avenue, London, SW18 4RP**

### **Guide price £1,300,000**

A superb four bedroom terraced house located on this prime road in Earlsfield.

The house offers outstanding space for a growing family with that elusive combination of great practicality and understated luxury. As you enter the property, you have a lovely airy entrance hall which leads to the large family kitchen opening out on to the garden. To the front of the house is a more formal reception room. Also on the ground floor, there is a downstairs cloakroom and a utility cupboard with additional storage space for prams etc.

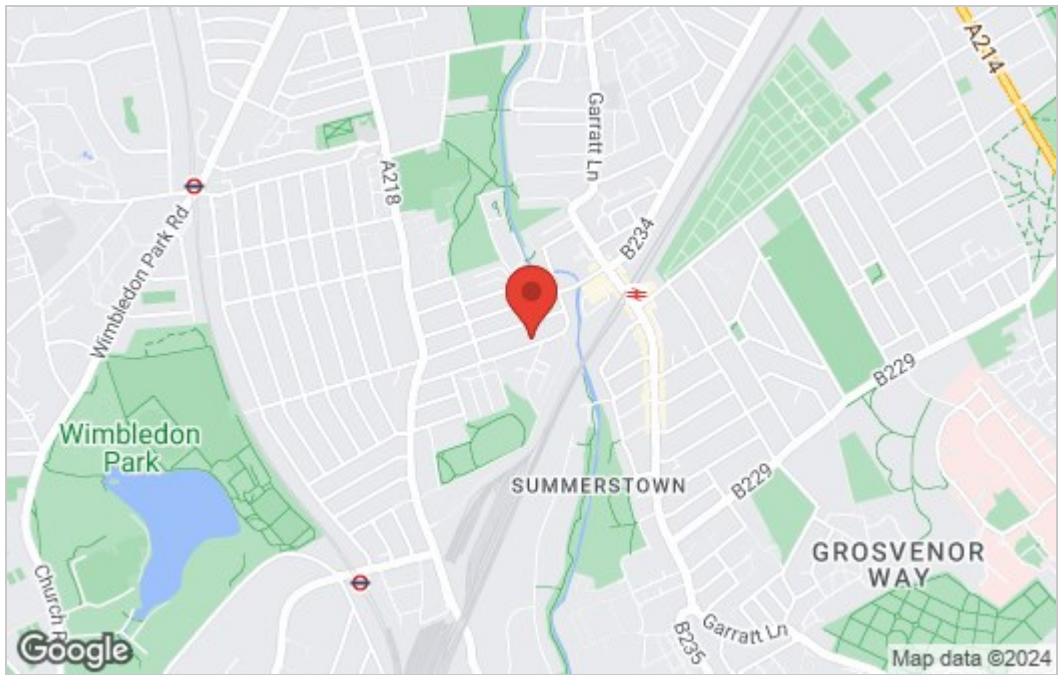
The first floor offers two double bedrooms, a single bedroom and a family bathroom. The second floor has a spacious and light double bedroom with an en-suite bathroom.

The house is located within the Wimbledon Park Primary School (Ofsted Outstanding) catchment area making it an excellent choice for a family. There are excellent transport links from Earlsfield mainline station and Wimbledon Park Underground Station (District Line). Arthur Road and Garratt Lane are both close-by offering a variety of shops, restaurants and bars.

Please note, there is a connection between the seller of this property and Petras Property.



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.